

HANCOCK ADDITION TO HIGHLAND PARK **SUBDIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 2-lot, 0.4± acres subdivision which is located on the Southeast corner of Cedar Street and Holly Street South and is located within the Planning Jurisdiction. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create two legal lots from a legal lot of record.

As a means of access management, the placement of a note on the final plat stating that Lots B be allowed the existing curb-cut to Cedar Street and Lot A should be allowed one curb cut each to Cedar Street, with the size, design, and location to be approved by County Engineering.

This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Planning Section of Urban Development prior to the signing of the final plat, if approved.

The placement of the 25-foot minimum building setback lines are not shown, but will be required on the Final Plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lots 1 and 2 are allowed one curb-cut each to Fordham Road, with the size, design and location to be approved by County Engineering; 2) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; 3) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development and the Mobile County Engineering Department, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances prior to the signing and recording of the final plat; and 4) the placement of the 25-foot minimum building setback lines on the Final Plat.

LOCATOR MAP



APPLICATION NUMBER 5 DATE March 1, 2007
APPLICANT Hancock Addition to Highland Park Subdivision
REQUEST Subdivision



NTS

HANCOCK ADDITION TO HIGHLAND PARK SUBDIVISION



APPLICATION NUMBER 5 DATE March 1, 2007

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS